


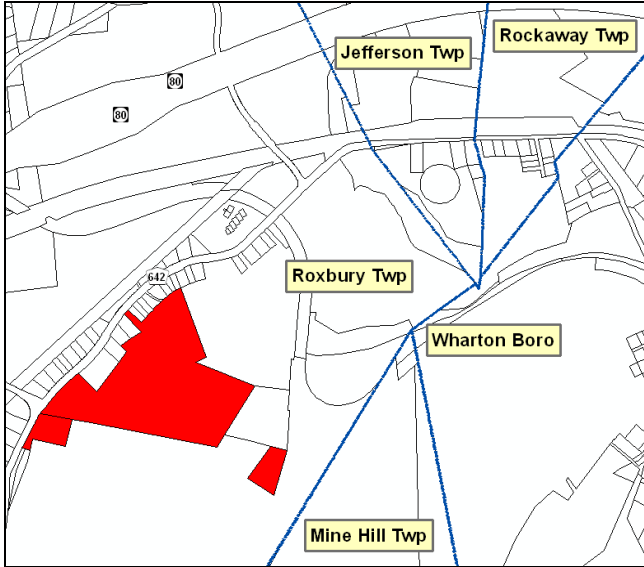
Zoning Ordinances Introduced: May 2012

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Butler	2012-3	6/19/12	Amend the Zoning Regulations to add a new section regulating the installation of solar panels. Such panels shall be permitted as a rooftop installation in any zoning district subject to standards involving maximum height above rooftop, a prohibition on placement on front roofs (unless applicant shows why such an installation is necessary), prohibition on glare and permit requirements.	
Township of Chatham	2012-10	6/14/12	Ordinance 2012-05 (adopted in April) added Market Gardens as a conditional use in the R-Residence Districts. Proposed Ordinance 2012-10 amends the Land Development Regulations to remove the Rolling Knolls Landfill (Block 48.20, Lots 184, 189 and 189.01) as an area where Market Gardens may be permitted as a conditional use, because, as an unremediated Superfund Site, it would be an inappropriate location for such a use.	The Rolling Knolls Landfill is in the R-1 Residence Zone (permits single family on 100,000 sq. ft. lots).
Township of Roxbury	07-12	6/12/12	<p>Amend the Zoning Regulations to eliminate the existing prohibition on the keeping of chickens on residential lots of less than 5 acres. Chickens shall now be permitted on such lots subject to various restrictions, some of which include:</p> <ul style="list-style-type: none"> • The maximum number of chickens varies by lot size and is prohibited on lots of less than 15,000 sq. ft. • Roosters are prohibited on residential lots of less than 5 acres. • Requirements are imposed for chicken coops (such as maximum size and minimum square feet per bird), chicken run fencing, required location in the back yard and setbacks. <p>The stated purpose of the ordinance is to respond to changing societal attitudes and to respond to input from Township residents requesting an amendment.</p>	Morris County Preservation Trust has been made aware of this proposed ordinance.

Zoning Ordinances Adopted: May 2012

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	5-2012	5/18/12	<p>Amend the Zoning Map to change the zoning classification of Block 2803, Lot 2 from the OSGU - Open Space/Government Use Zone to the R-3 Single-Family Residence Zone (which permits single family on 9,375 sq. ft. lots). According to tax records this lot is located at 10 Maple Ave., is owned by the Borough of Madison and is a Senior Center. The lot is 8,782 sq. ft. in size and is adjacent to a single family neighborhood zoned R-3 to the immediate south and the municipal building parking lot to the immediate north.</p> <p>The stated purpose for this zoning change is that the Borough “seeks to facilitate the sale of this property in a manner that is consistent with the existing use...as well as the land use patterns of the surrounding area.”</p> 	
Borough of Morris Plains	7-2012	5/7/12	Amend the Land Development Ordinance to expedite and reform the consideration of minor site plan applications involving the use of premises by any new use which is a permitted use in the zone and which does not require variance relief.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-9-12	5/14/12	Amend the Land Use Regulations to modify the educational requirements applicable to members of the Planning Board and the Board of Adjustment. As amended, Board members would be required to take a training course offered or approved by the N.J. Department of Community Affairs. Mayors, licensed Professional Planners and those who offer proof of having completed a course in land use law equivalent to the required training shall be exempt from this requirement.	
Town of Morristown	O-10-12	5/14/12	Amend the Land Use Regulations to increase the amount of escrow that is required to be deposited upon the filing of an application for review of a variance for a single family home.	
Town of Morristown	O-11-12*	5/24/12	Amend the Land Use Regulations to add a new section creating the position of Municipal Housing Liaison for the purpose of administering the Town's affordable housing programs pursuant to the Fair Housing Act.	
Township of Randolph	9-12	5/7/12	Amend the Land Development Ordinance to supplement the requirements that must be satisfied when an application is submitted for a Commercial Communications Antenna (CCA) installation and amend the Property Maintenance Code to include regulations addressing the maintenance and repair of structures designed to support CCA's.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Roxbury	05-12	5/10/12	<p>Amend the Zoning Regulations and Zoning Map to add the newly created Q-O Quarry Overlay District. The creation of the overlay district encompassing certain properties owned by the County Concrete Corporation is part of the settlement of litigation between the property owner and the Township. The stated purpose of the overlay district is to provide a limited area where quarrying activity will be permitted as an extension of existing quarrying operations on adjacent properties with limitations to make this use more compatible with neighboring uses. All quarrying activity shall not exceed eight years and six months from commencement of site preparation activities. Upon completion of the quarrying activity, the site may be developed pursuant to the underlying zoning (RR - Rural Residential - a 3 acre, single family zone) provided that water bodies and steep slopes shall not be credited in determining compliance with required lot area, density, FAR, impervious coverage or building coverage.</p> 	
Township of Washington	RO-09-12	5/25/12	<p>Amend the Land Use Ordinance to modify the submission requirements for developments to ensure that applicants achieve compliance with the standards imposed by the Highlands Regional Master Plan, as is required by the Highlands Council for municipalities that petition for Plan Conformance. The changes include requirements that applications for development obtain a Consistency Determination from the Highlands Council or, failing that, obtain a certification from a professional that the application has been revised since review by the Highlands Council to achieve consistency. Exclusions from these requirements are also listed.</p>	<p>This ordinance was not submitted to Morris County prior to adoption (such submission is required under the Municipal Land Use Law).</p>

Proposed Ordinances Received: 4
Adopted Ordinances Received: 8
Total Ordinances Processed: 12

* Ordinance introduced and adopted during the same month.